



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING AND BUILDING

[www.huntingtonbeachca.gov](http://www.huntingtonbeachca.gov)

### Planning Division

714.536.5271

### Building Division

714.536.5241

August 9, 2010

To: Interested Parties

**SUBJECT: Public Notice Of Availability  
Draft Negative Declaration No. 10-005 (Sunset Beach Specific Plan and Annexation)**

Notice is hereby given by the Department of Planning and Building of the City of Huntington Beach that the following Draft Negative Declaration (ND) has been prepared:

**Draft Negative Declaration No. 10-005** analyzes the potential environmental impacts associated with a proposal by the City of Huntington Beach to annex the unincorporated community of Sunset Beach and establish land use and zoning for the area pursuant to the City of Huntington Beach General Plan and Local Coastal Program. The specific components of the project are as follows:

**Annexation:** The City is proposing to annex the 109 acre Sunset Beach area located in the jurisdiction of the County of Orange. The annexation process is initiated by resolution by the City of Huntington Beach City Council.

**General Plan Amendment:** The project would amend the General Plan Land Use Map (Figure LU-5) to establish General Plan land use designations for the Sunset Beach area as follows - approximately 22.3 acres for Residential High Density-30, 9.2 acres for Visitor Serving Commercial-Mixed Use Overlay, 13.0 acres for Public, 3.4 acres for Open Space-Water Recreation and 33.2 acres for Open Space-Shoreline. The remainder of the area is right-of-way. The entire area would also have a Specific Plan Overlay. The proposed City of Huntington Beach General Plan land use designations mirror those of the existing County of Orange Land Use Plan for Sunset Beach. The General Plan Amendment would designate the Sunset Beach area as Subarea 4L on the Community District and Subarea Schedule (Figure LU-6 and Table LU-4) and would amend Table LU-3 to add a reference to "specific plans" for the Mixed Use Overlay. In addition, the General Plan Amendment would update figures to reflect the change in the City's boundary, would make minor wording changes to the Utilities Element and would update the Recreation and Community Services Element to reflect update recreational amenity information.

**Prezoning (Zoning Text Amendment and Zoning Map Amendment):** The Zoning Text Amendment application is a request to create the Sunset Beach Specific Plan that will provide development standards for the Specific Plan area. The Specific Plan has been prepared to be consistent with the intent of the existing County of Orange Sunset Beach Specific Plan and will not result in an increase in the density or intensity of land use beyond what is set forth in the County's

Specific Plan. The Zoning Map Amendment request would amend the City Zoning Map to establish the Specific Plan zoning for the area.

**Local Coastal Program Amendment:** The project would amend the City of Huntington Beach Local Coastal Program Land Use Plan and Implementation Plan to: 1) amend the certified Land Use Plan (Figure C-5) to establish City Land Use Designations for the Sunset Beach area consistent with the General Plan Land Use Designations described above, including designating it as Subarea 4L on the Community District and Subarea Schedule (Figure C-10 and Table C-2); 2) amend Land Use Plan Table C-1 to add a reference to "specific plans" for the Mixed Use Overlay; 3) amend various text sections of the Land Use Plan to include descriptions of the Sunset Beach area and update the figures to reflect the change in City boundary; and 4) amend the Implementation Plan to reflect the Zoning Map Amendment and Zoning Text Amendment described above.

The City of Huntington Beach is the lead agency for compliance with the California Environmental Quality Act.

**The Draft Negative Declaration will be available for public review and comment for 30 days commencing Thursday, August 12, 2010 and ending Friday, September 10, 2010. Subsequent to the comment period, a Planning Commission public hearing will be scheduled. The public hearing is tentatively scheduled for September 28, 2010.**

**A copy of the Draft Negative Declaration is on file with the Planning and Building Department, City of Huntington Beach City Hall, 2000 Main Street, Huntington Beach, California. A copy of Draft Mitigated Negative Declaration No. 10-005 is also available for review at the Central Library, 7111 Talbert Avenue, Huntington Beach, California, the City Clerk's Office, 2000 Main Street, 2<sup>nd</sup> Floor, Huntington Beach, California and on the internet at <http://www.huntingtonbeachca.gov/government/departments/Planning/Environmentalreports.cfm>. Written comments on the Draft ND must be submitted to Mary Beth Broeren, Planning Manager, City of Huntington Beach Planning and Building Department, 2000 Main Street, Huntington Beach, California 92648 by 5:00 p.m., Friday, September 10, 2010.**

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